



SOG Limited

**Planning – Letter Detailing  
Outcome of Pre-Application  
CATALOGUE NUMBER 2.07C**



**HEATH  
PARK**

GREEN INNOVATION

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Terry Rogan  
Rosedene,  
Grimsditch Lane ,  
Lower Whitley,  
Cheshire,  
WA4 4JB

**Our Ref** 21/07120/PREAPP  
**If you telephone please ask for** Andrew Plant  
**Your ref**  
**Date** 30/11/2021  
**E-mail address** Andrew.plant@halton.gov.uk

Dear Mr Rogan,

**Pre-Application Enquiry 20/07046/PREAPP – Proposal – Comprehensive development scheme for The Heath Business and Technical Park, Runcorn, WA7 4QX and Land north of Heath Road South to create a healthy and sustainable living and working community.**

I refer to the above enquiry and I have the following observations to make.

The response to the pre-application enquiry has been prepared on the basis on the current adopted statutory development plan. The extensive consultations with Halton BC during development of the proposed scheme are also acknowledged.

I have highlighted matters of detail that will need attention in the submission of an application for full planning permission.

### **Site Allocation**

In the adopted development plan for Halton (Unitary Development Plan), the site comprises Primary Employment Area and Greenspace as designated land. Together with the existing residential and employment character of the immediate surrounding area it is considered that the proposed uses of the development is considered to be appropriate and in keeping with the surrounding area.

Currently, the draft Delivery and Allocations Local Plan (DALP) is under examination and has not been adopted. A further round of public consultation is required with adoption of the DALP expected in March 2022. Until adoption, the emerging DALP is subject to change.

### **Principle of the Development**

The principle of residential and employment development has been previously established within the immediate surrounding area, and previous permissions listed below residential and other uses on the site have been granted.

It's all happening **IN HALTON**

- 16/00320/OUT - Outline Application (with access reserved for future consideration) for a development comprising 30 bed hotel with function room and restaurant - permitted
- 12/00100/OUT - Outline planning application (with all matters reserved) for construction of up to 53 residential dwellings - permitted
- 16/00313/OUT - Outline Application, with all matters reserved, for the development of a retail unit up to 200 sq metres (Use Class A1) - permitted

The amount/distribution of development is considered appropriate for the size of the site and it is expected that there will be sufficient amenity space provided for each dwelling. The location and amount of proposed parking provision will need further detailed consideration at full planning application stage to manage interfaces with the open space buffer shown on the Masterplan.

New development should maximise opportunities to make provision for high quality and multifunctional green infrastructure taking into account deficiencies and the standards for greenspace provision. Therefore, any application should take this into account and connection to the wider open space network at Runcorn Hill.

Based on masterplan submissions, details have not been provided on housing mix, therefore no guidance can be provided on the conformity with relevant policies.

In addressing the climate change issues and policies on sustainable development and climate change the Council welcomes proposal for the site to aspire to be zero carbon and are support of these construction designs and methods.

In general terms, the masterplan proposed can be supported in principle. Matters of detail, as set out below under 'general observations' can be refined as a full planning application submission is prepared.

### **General Observations**

Generally, it is expected the material pallet used in the scheme will consider the existing properties adjacent to the site, ensure new buildings do not appear incongruous, and harmonise with the immediate street scene and character of the area.

The inclusion of a Vertical Farming facility, incorporating carbon sequestration appears to conform with national and local policies on climate change and the use of renewable energy. It is recognised this will further develop the significant established scientific employment assets already located at Heath Park.

### Highways Observations

The principle of a residential led mix used scheme is considered to be a suitable use for the site. Further submissions covering the detailed means of access, visibility splays and further highway information in the form of a Transport Assessment/Statement would be required in order to provide a detailed response. Parking provision would be required in line with the Council's standards as set out in policy C2 of the DALP appendix E. The Council encourage applicants to look at policy CS(R)18 and for guidance on the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.

### Drainage

Any full planning application should include a form of Flood Risk Assessment or consideration for Drainage. The Local Lead Flood Authority (LLFA) would recommend the following general

considerations in relation to the suitability of a site and proposed use relating to drainage and flood risk:

Vulnerability class for the proposed use should be considered using [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

Treatment of the surface water will need to be considered through a drainage strategy, ensuring that flood risk will not be increased outside of the site boundaries as a result of this proposal.

Drainage strategy should follow the hierarchy of discharge (as per the *Planning Practice Guidance: Flood Risk and Coastal Change*, paragraph 080) – i.e. in preferential order – Infiltration, Watercourse, Surface Water Sewer, Combined Sewer. Infiltration tests would be required to demonstrate whether soakaway is feasible. It should be noted that United Utilities also apply this strictly, and detailed consideration of the hierarchy will need to be demonstrated in supporting documentation.

Appropriate discharge rates should be calculated for 1, 30 and 100yr flood events for use in drainage design. In line with NPPF this should be attenuated to Greenfield rates for greenfield sites/site area, and as close as possible to greenfield rates for brownfield areas. Climate change should be considered appropriately.

A conceptual drainage layout should be prepared indicating runoff areas and calculations provided including attenuation. Interceptors/filtration may also be deemed appropriate in accordance with SUDS hierarchy/guidance.

Details of the implementation, maintenance and management of the sustainable drainage (SuDS) scheme for the disposal of surface water in accordance with the SuDS hierarchy. This should be reported within the Drainage Strategy, this should include the following details:

1. A management and maintenance plan for the lifetime of the development which shall include the arrangements for
  - a. drainage to soakaway, including calculations and arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime; or
  - b. if a. not feasible connection to any system adopted by, any public body or statutory undertaker.
2. Interceptors, attenuation structures and calculations to demonstrate a reduction in surface water runoff rate to greenfield runoff rates for the new hardstanding areas as a minimum, with additional improvements for existing runoff where practical. Calculation should demonstrate no flooding to buildings in the NPPF design event (1 in 100 year + 40% climate change allowance)
3. Consultation with the Environment Agency and assessment of safe access and egress to the site, if applicable.

Separate consent will be required from LLFA should a development affect the flow in a watercourse or land drain, and discussions held with the LLFA if development is proposed within 8m of a watercourse.

Permission from United Utilities will be required to connect the drainage from the development to the public sewer. It should be noted that United Utilities will expect to see that the drainage hierarchy, as described in Part H of the Building Regulations, has been considered before allowing any discharges to the public sewer.

Further information on consideration of flood risk can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change> ;  
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications> ;

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)  
<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

#### COMAH Zone

The site is located within consultation zones for proximity to a COMAH site. Proposals will need to accord with relevant local plan policies (CS23) and Planning for Risk SPD. It is worth noting that sites in the borough affected by the COMAH zone have received beneficial planning consents following appropriate risk assessment. Engagement with the HSE is advised in relation to proposals at the site.

#### Ground Contamination

A planning any application will need to include an appropriate assessment of land contamination risks (it is strongly recommended that the previous information is acquired and included in that assessment) this should be prepared by a competent person (as defined by the NPPF).

Further information and guidance on the risk management process with respect to land contamination can be found at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

#### **Content of Full Application**

The submission of all the above plans/documents will negate pre-commencement conditions on any future planning permission.

- EIA Screening (undertaken at an early stage)
- Planning statement justifying loss of employment land in conformity with ED2
- Planning Drawings
- Design and Access statement
- Topographical survey
- Land Contamination Assessment
- COMAH Assessment Report
- Plan showing proposed parking and visibility splays
- Plan showing Soft landscaping/boundary treatments/Hard Surface Details
- Material details
- Detailed FRA (Flood Risk Assessment)
- Drainage Scheme
- Ecology Report
- Construction Management Plan

#### **Conclusion**

Based on the information submitted as part of the pre-application enquiry, in my opinion, a subsequent planning application would in principle likely be supported subject to providing additional information relating to the matters highlighted. As previous applications for

residential uses on part of the site have been granted, it is considered in principle an acceptable use.

**Note**

The views expressed in this letter do not prejudice the outcome of any subsequent planning application.

Any full planning applications would also require building regulation approval, therefore I would recommend that you contact building control, you can contact building control on 0151 511 6565.

**Finally**

I would be happy to look over any proposed plans prior to submission if it would be of benefit to you. If can be of further assistance in the meantime, do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "A plant". The signature is stylized and written in a cursive-like font.

Andrew Plant

For Operational Director – Policy, Planning and Transportation

## **FURTHER INFORMATION**

### **Heath Park Property Specialist**

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